



City of Tempe

SUMMARY FOR OPEN HOUSE
ZONING REWRITE

Tuesday, September 09, 2003
6:30-8:30 Laird School

ATTENDANCE:

Darlene Tussing	Elizabeth/Ralph San Miguel
Myrtle Heum	Art/Dorothy Brown
Bob Gray	Evelyn Hallman
Richard Rowe	Arnold V. Ruiz
Isabel V. Ruiz	Ralph/Gloria Fine
Tim Smith	Bill Butler
Trevor Waring	Hut Hutson
Deb Sparman	Jose
Edward Yates	Jo Johnson
Madeline Rondeau	

STAFF ATTENDING:

Roger Millar, OTAK	Fred Brittingham
Melanie Hobden	Ryan Levesque
Bill Kersbergen	Steve Venker
Chris Messer	

1. INTRODUCTION

- A powerpoint overview of the Zoning Rewrite was presented to the group.

2. COMMENTS

- Single-family dwelling rentals- restrict the number of rentals in a given area (subdivision, street, etc.) to a given percentage of the houses within that area. If at the time this percentage went into effect and the number of rentals exceed that then let the number of rentals stand. However as rentals are sold then the new buyer could not rent the property until the number of rentals in the area dropped to or below the allowable (or maximum) percentage.
- New code should require members of commissions, boards to have no substantial conflict of interest in the proceedings, which they review. Also require them to be residents.
- What constitutes a neighborhood meeting? Must be clarified. Is 3 people in my living room, with 1 weeks notice enough?
- No north Tempe photos in presentation- Fred has photo album from North Tempe.
- Accessory dwellings count toward density (present+ future).

- What other zoning areas are potential for accessory dwellings?
- Future rentals from AD's (concern).
- Concern- Eminent Domain (taking houses for private development).
- Residences+ schools close to industrial-hazardous chemicals.
- Concern- Parking not being provided for home occupation, live-work, bed+breakfast.
- Assemblage: may allow more intense development. Change the character of the neighborhood.
- Expanded authority of planning commission should be clearly defined.
- Completely define what items require public hearing.
- Expand involvement on City boards+ commissions of citizens/residents who are not otherwise involved in the development progress.
- Make sure any vote in a neighborhood issue requiring residential input: Vote is not per lot, but 1 per area owner.
- Re-plot or lot assembly need neighborhood input.
- People per sq. ft. not by family definition.
- Permits must be posted in a conspicuous location! Make permits bold colors. Permits must be monitored as not to be removed until project is complete.